



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

Contact: Planning Commission Clerk
Phone: (559) 600-4497
Email: imoreno@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04497

Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA March 11, 2021

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*

- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
- *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.*

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-9668 or at imoreno@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

- - AGENDA - -

8:45 a.m. - CALL TO ORDER

INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance. Reports and presentations are also available on the County Website at: <http://www.co.fresno.ca.us/PlanningCommission>.

PLEDGE OF ALLEGIANCE

ROLL CALL

ELECTION OF PLANNING COMMISSION OFFICERS

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)

2. **INITIAL STUDY NO. 7679** and **AMENDMENT APPLICATION NO. 3838** filed by **HARPREET PAWAR**, proposing to rezone a 1.74-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Light Manufacturing) Zone District. The project site is located on the east side of South Peach Avenue approximately 1,460 feet south of its nearest intersection with E. North Avenue and is approximately 1.05 miles southeast of the City of Fresno (SUP. DIST. 4) (APN 331-200-01S). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7679 and take action on Amendment Application No. 3838 with Findings and Conditions.

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@fresnocountyca.gov

-Staff Report Included -Individual Noticing

3. **INITIAL STUDY NO. 7494, GENERAL PLAN AMENDMENT APPLICATION NO. 553** and **AMENDMENT APPLICATION NO. 3830** filed by **GARY A. ROGERS ON BEHALF OF MARIA AND LEO GONZALES**, proposing to amend the County General Plan by changing the land use designation of an 8.38-acre parcel from Agriculture to limited Industrial and rezone the parcel from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to M-1 (c) (Light Manufacturing; Conditional) Zone District to allow light manufacturing uses excluding automobile service stations, banks, and truck service stations. The subject parcel is located on the southwest corner of E. Adams and S. Cherry Avenues approximately three miles south of the City of Fresno (SUP. DIST. 1) (APN 335-070-52). Adopt the Mitigated Negative Declaration prepared based on Initial Study No. 7494 and take action on General Plan Amendment Application No. 553 and Amendment Application No. 3830 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included -Individual Noticing

4. **VARIANCE APPLICATION NO. 4097** filed by **GARY** and **DEBORAH BLAGG**, proposing to allow a reduction of the minimum lot size requirement and allow a mapping procedure to adjust the property line between two parcels, which will result in an increase of 3,876 square-feet to an existing 0.94-acre parcel and an equivalent decrease in size to an existing adjacent 17.84-acre parcel, and allow a 15-foot rear yard setback where a minimum of 20-feet is required on APN 332-110-36 (0.94-acre parcel) for an existing garage/accessory living quarters built over the property line. The subject parcels are located on the east side of South Bethel Avenue between East Central Avenue and East North Avenue, approximately one half-mile southwest of the City of Sanger (SUP. DIST. 4) (APN 332-110-36 and 37) (3534 S. Bethel Avenue and 3556 S. Bethel Avenue).

-Contact person, Jeremy Shaw (559) 600-4207, email: jshaw@fresnocountyca.gov

-Staff Report Included -Individual Noticing

5. **VARIANCE APPLICATION NO. 4098** and **ENVIRONMENTAL REVIEW NO. 7947** filed by **RJ**

MILLER for MARSHALL FLAM proposing to allow reduction of the side-yard setback to 10 feet (15-foot minimum required) for a proposed closet extension in the R-1-EH(NB) (Single-Family Residential, 37,500 square-foot minimum parcel size) (Neighborhood Beautification Overlay) Zone District. The subject parcel is located on the west side of Parrish Way approximately 300 feet south of its intersection with Robinwood Lane, approximately 320 feet west of the city limits of the City of Fresno (5451 N. Parrish Way) (Sup. Dist. 2) (APN 415-360-08).

-Contact person, Ethan Davis (559) 600-9669, email: thdavis@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

6. 2020 FRESNO COUNTY GENERAL PLAN ANNUAL PROGRESS REPORT

-Contact person, Mohammad Khorsand (559) 600-4230, email: mkhorsand@fresnocountyca.gov

-Staff Report Included

7. INFORMATION/DISCUSSION ITEM:

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: drandall@fresnocountyca.gov

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